



TO LET

Prime Retail Unit

GF: 3,584 sq.ft

(332.9 sq.m)

FF: 1,431 sq.ft

(132.9 sq.m)

**COMPETITIVE LEASE
TERMS AVAILABLE,
SUBJECT TO STATUS**

RETAIL UNIT TO LET

GF: 3,584 sq.ft (332.9 sq.m) 5,015 sq.ft (465.9 sq.m)

FF: 1,431 sq.ft (132.9 sq.m)

ALL ENQUIRIES: **M M Core** 02072 336255 | George Hervey 0774 079 202 | **Reith Lambert** 01284 741 042

SIGNIFICANT INTERNAL UPGRADE COMPLETE

M UNIT 74-76

Graham Street,
Airdrie, Lanarkshire,
ML6 6DB

Occupiers Include

home bargains

cardfactory **GREGGS**

GRAHAM STREET

UNIT 74-76

DESCRIPTION

The premises comprise a retail unit, configured over ground and first floor levels. The premises can be split into several configurations (see plan) to match occupier requirements. The premises have the benefit of a Class 3 consent for restaurant & takeaway (19/00887/FUL) and the local planning authorities are understood to be supportive of non-retail uses in this location.

LOCATION

Airdrie is a town of approximately 36,000 people situated some 12 miles east of Glasgow and draws extensively from the wider North Lanarkshire population of approximately 321,000 people. The premises occupy an excellent location linking prime Graham Street with Gartlea Retail Park. The town's major health centre development, directly adjacent, is now well established and generates an estimated 4,500 customers daily. The ground floor of that development is anchored by Home Bargains. Other nearby retailers include Poundland, Card Factory, Greggs, Boots and Iceland.

UNIT SIZE

Ground Floor: 3,584 sq.ft (332.9 sq.m)
First Floor: 1,431 sq.ft (132.9 sq.m)
Total Area: 5,015 sq.ft (446.1 sq.m)

RENT

POA

BUSINESS RATES

Rateable Value: £32,250

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £9,275 per annum.
Insurance: £1,115

ECP

A copy of the EPC will be made available as required.

PLANNING

Class 1A (Retail). It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with this transaction, with the ingoing tenant responsible for the LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures and quoted exclusive of VAT.



52

Parking spaces



11

Retail Units On-Site



38,024 sq.ft

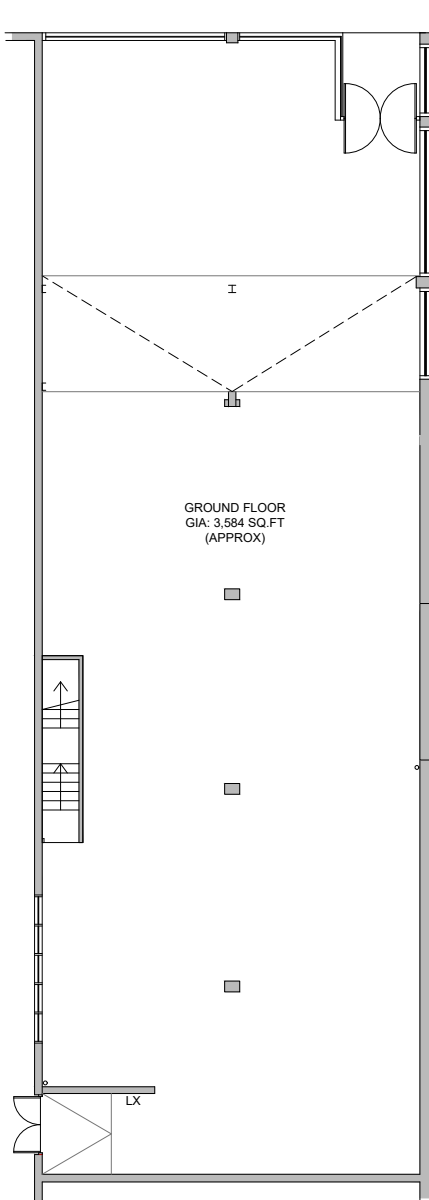
Total Area



What Three Words

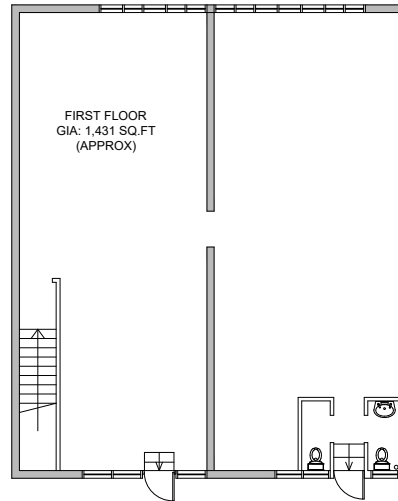
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FLOOR PLAN



GROUND FLOOR
GIA: 3,584 SQ.FT
(APPROX)

EXISTING GROUND FLOOR PLAN



FIRST FLOOR
GIA: 1,431 SQ.FT
(APPROX)

EXISTING FIRST FLOOR PLAN



GRAHAM STREET

SITE PLAN



George Kearney

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Alex Williams

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Viewing
Strictly via prior appointment
with the appointed agents



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